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Recommended for special attention by the General Plan are north-south movements along Gage, Pomeroy, Sunol and Hazard Avenues north of Third, and Gerhart Avenues between Olympic and Beverly; east-west movements along Sixth Street between Ford Boulevard and Gerhart Avenues, and Floral Drive between Mednick and Atlantic Avenues.

Currently under separate consideration and recognized on the General Plan is the proposal to connect Mednick and Arizona Avenues in order to improve north-south movement in one of the most congested parts of the community. Also recognized is the long-standing proposal to extend Indiana northward to City Terrace Drive and southward across the railroad switching yards to provide better access to vitally needed jobs.

...General

Many public agencies, in addition to the Regional Planning Commission, are responsible for day to day decisions that affect the quality of development. Therefore, continuation of coordination of public decisions on zoning, public facilities and streets improvements of the community is of utmost importance in order to serve the needs in order of highest priority.

How Will The General Plan Be Used?

After discussion, review and suggestions by East Los Angeles citizens at meetings in the community, the General Plan will be presented at formal public hearings before the Regional Planning Commission, and with any changes which may result, should ultimately be adopted by the Commission.

After adoption, the General Plan and the Community Planning Study will serve as:

- 1) A general guide to the planning Commission and people of the community in making decisions on such everyday matters as zone changes and detailed property development plans;
- 2) A reminder of the priorities of community needs in scheduling public improvements of streets, schools, parks, etc.;
- 3) A means of attracting new sources of financing and investment to the community;
- 4) A source of research information on community-wide development trends for individuals and groups in the community.

What You Think Counts

What happens or does not happen in East Los Angeles to a large extent depends upon what citizens want and do for the community.

If you live, work, or own property in East Los Angeles, it is up to you to find out what the Community Planning Study means, to let your representatives in county government know what kind of community you want, and work with other concerned individuals and groups to help see to it that the things you want really happen.

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A PRELIMINARY REPORT

ON

THE COMMUNITY PLANNING STUDY

FOR

THE COMMUNITY OF

EAST LOS ANGELES

What Is A Good Community?

It has been said that a good community is one which helps each person go after what he wants in life but not at the expense of his neighbor. On the one hand, this involves protection of certain rights such as the right to privacy, and on the other, the restriction of certain "rights", such as the right to do what you want wherever you want.

Let's take an example: nobody wants to have a factory next to their home in the middle of a residential neighborhood. But no one wants to stop a person who has the initiative to start up a factory from doing that as long as the factory is in a place where it will bother the fewest people.

What Things Make Up A Good Community?

Some of the things that make up a good community include:

- 1) residential neighborhoods which are safe, pleasant and free of nuisances and which offer enough variety of housing that people of different income and ages can find a place to live;
- 2) shopping and working places that are easy to get to but that aren't a nuisance to people living nearby;
- 3) streets that get people around and through the community safely and easily; and
- 4) schools and parks that are big enough for all the people who want to use them and that are easy to get to.

Why We Have Community Planning?

These things don't just happen by accident. Someone has to plan and then see to it that they do happen.

That is why we have community planning--to try to figure out how to get some of these things and where they ought to go in order to provide opportunities for the

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greatest number of people. Without planning, we can end up with a community that is unsafe, unhealthy, inconvenient, and ugly. With planning, we can work towards a community which is safe, healthy, convenient and pleasant.

East Los Angeles has many of the things which make a good community. But it also has problems. With planning, the good things can be protected and the problems gradually solved and in this way make a better community.

General Facts About the Community

East Los Angeles is an unincorporated community of more than 8 square miles in the heart of a region of nearly seven million people. It generally includes the area between Indiana Street and Montebello city boundary, and between the San Bernardino and Santa Ana Freeways.

East Los Angeles is one of the earliest settled communities in the county. Many of the homes, stores and industries, schools and streets were built before there was any community planning.

More people live in East Los Angeles than ever before and more are coming to live here. Today East Los Angeles has about 110,000 people. There are 12,000 more people than in 1950. By 1980, there will probably be 12,000 people more.

East Los Angeles has a strong Latin heritage brought to it by the many Americans of Mexican descent that have moved to the community. In the 1960 Census, some 67 percent of the people reported that they had Spanish names.

What Is The Community Planning Study?

The Community Planning Study is a set of facts and ideas about the community of East Los Angeles prepared by the Los Angeles County Regional Planning Commission at the request of your Board of Supervisors in response to requests from within the community. It is also done as part of the Commission's regular program of community studies for unincorporated areas required by California Law.

The facts are mainly about three things:

- 1) How land is presently used for homes, business and industry;
- 2) Where the streets and freeways are in relation to other features;
- 3) How many public facilities such as schools and parks there are in relation to the need.

The ideas are about how these things might look fifteen years in the future, shown on a map called a General Plan.

The General Plan is not urban renewal. It is not zoning. It does not regulate or change anything. It is simply a set of ideas on paper, meant to bring

together the best thinking about the future of the community by those who live, work or own property in East Los Angeles.

About This Report

The best answers to planning questions not only have to be based on solid facts but also have to reflect the desires and needs of the greatest number of citizens. It is the desire of the Commission that as many people as possible know about the study and have the opportunity to comment on its findings.

This report gives the highlights of the study. Because this is a preliminary report, it is only possible to include the most important facts and ideas in very brief form. Citizens who have questions as they read this report can find answers by writing, telephoning or coming into the offices of the Regional Planning Commission at the address given at the end of the report.

More Facts on East Los Angeles

... Homes

East Los Angeles began as a suburb of Los Angeles. In recent years it has become one of the most thickly settled communities in the County and is outgrowing its original streets and public facilities.

The greater number of houses in East Los Angeles are good. However, scattered through the community now are houses which need substantial repairs and remodeling and some that are old and nearing the end of their usefulness. Some of these are being replaced as new houses and apartments are built. But many will be left over in the future unless ways of finding more financing for repairs, remodeling and new construction can be found for property owners.

... Stores

Business areas serve many purposes. Some offer goods, others provide services. Businesses which offer goods generally cluster into several kinds of areas; regional business districts offering all kinds of goods and services; community business districts offering general household goods; neighborhood business districts, offering mainly groceries or drugs and daily goods and services.

East Los Angeles has one regional business center, one community business district, and three identifiable neighborhood districts. The community also has substantial concentrations of highway sales and professional service activities along its thoroughfares.

Many of the stores in East Los Angeles were built early in the development of the community. As a result, small corner grocery stores are scattered throughout the community, and many stores do not have enough off-street parking and are losing business to newer stores where it is easier to park.

... Industries

East Los Angeles has industry all around it, but fairly little within. Except for one large area north of the San Bernardino Freeway, industrial areas within East Los Angeles are small and somewhat scattered.

Many of the industrial districts within the community do not have adequate street improvements, lack off-street parking and are hard to get in and out of. Unless corrected, these conditions may slow down the rate of further industrial growth in and near these areas.

... Public Facilities

Public facilities include such places as governmental centers, police and fire stations, schools, and parks.

East Los Angeles has outstanding public facilities of which it can be proud. However, comparing the number of people to be served, now, and in the future, with the size and number of some facilities, it is clear that there are some severe shortages. Schools are crowded and too few for today as well as the future. Parks are too few or too small to serve all the needs of the community.

... Streets and Transportation

East Los Angeles is crossed by five of the region's freeways. This causes many problems within the community, but may also serve as an advantage in seeking ways to bring more financing into the community.

The community has better east-west movement on its thoroughfare street system than north-south. There is a need for better movement on thoroughfares in many parts of the community.

Since many of the streets within local neighborhoods were laid out before modern standards came into use, there are more than sixty miles of streets which are too narrow. Although much has been done in recent years to improve streets, some areas still lack such essential things as curbs, gutters, and sidewalks.

Bus transportation within the community is presently not adequate in its service to the industrial areas north and south of the community. It appears that improvement of this condition would help bring up the overall economy of the community by providing residents who do not have automobiles with more work opportunities.

General Plan Findings and Recommendations

... Homes

Concerted efforts should be made by public and private organizations alike to attract more financing sources to East Los Angeles so that more residents and

property owners can realize their desires to renovate or replace older housing.

Through appropriate zoning, stable neighborhoods can retain their present character and other neighborhoods can be encouraged to attract a greater variety of housing.

In all neighborhoods, the quality of housing can be improved or maintained by upholding good building standards and through "paint-up, clean-up, fix-up" efforts.

... Stores

As income and car ownership rises in the community, more neighborhood business districts including modern supermarket facilities are likely to appear. Adequate spacing and relationships between districts should be kept in mind in considering requests for additional commercial zoning.

Concerted efforts should be made by public and private organizations in helping businessmen to provide more off-street parking and to modernize facilities in order to keep older business competitive with newer establishments in and out of the community.

... Industries

Additional industrial development is likely to be limited in extent because of the cost of land assembly. New industry locating in East Los Angeles should be encouraged to use high quality development standards to help upgrade the community. Efforts are needed to seek detailed solutions to the problems of existing industrial areas in order to make the community more attractive to new industry.

... Public Facilities

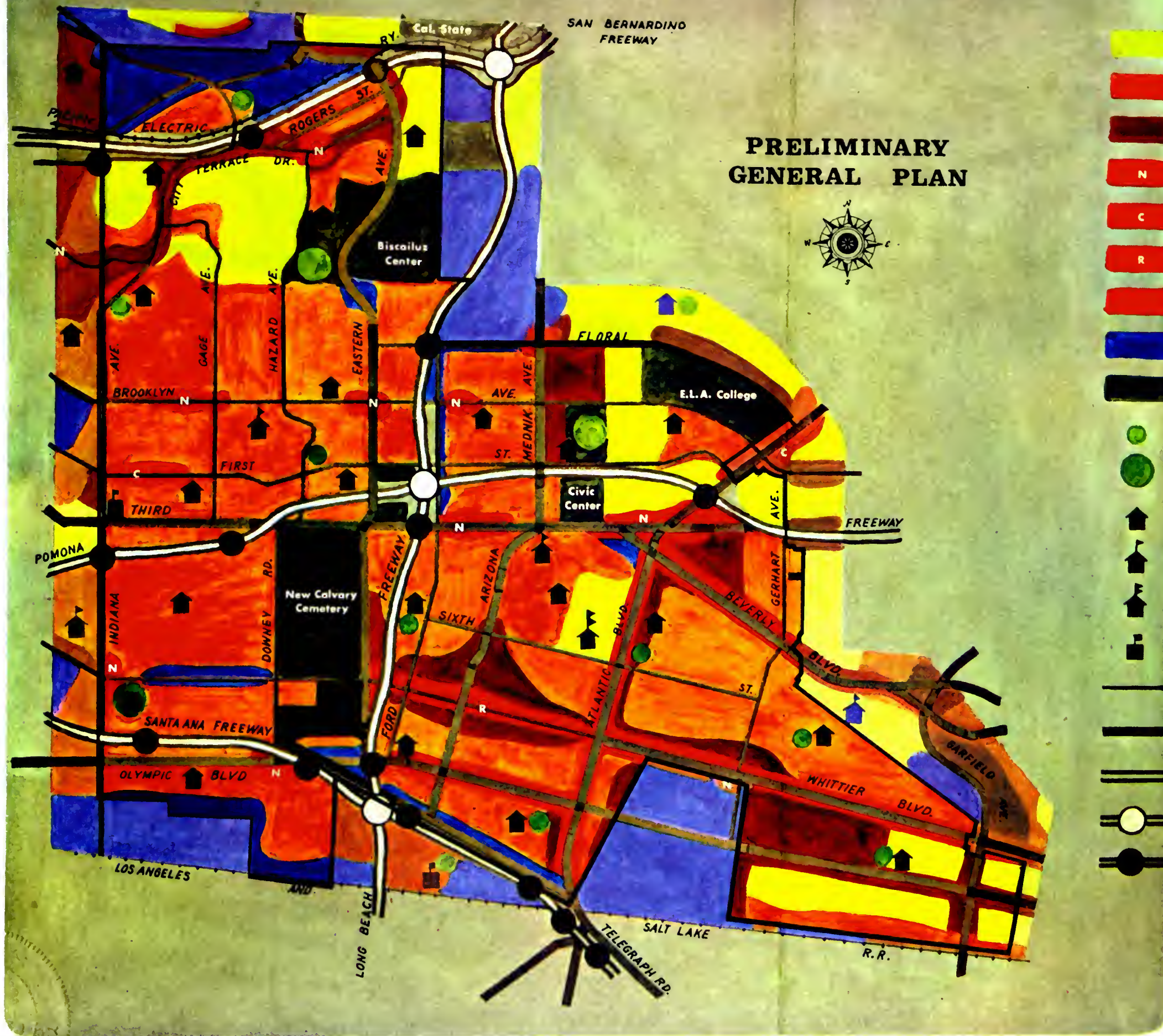
Although it is costly and difficult to buy land for schools, many schools in East Los Angeles will need their grounds expanded into adjoining areas to meet the needs of the children of current and future residents. Employing minimum standards, the study estimated that at least three new elementary school sites will be needed: two in the City Terrace area, and one north of Whittier Boulevard and west of Atlantic.

The General Plan shows by circles the present park sites and the five general areas where additional parks are needed.

To save money, new parks should be established next to schools so that facilities and equipment can be shared.

... Transportation

To prevent further traffic congestion and to encourage greater availability of financing for revitalizing the community, short term and long range improvements in the street system are vitally needed. These will involve a great deal more detailed study of many areas within the Community by the County Road Department in order to take into account differences in situations.



**PRELIMINARY
GENERAL PLAN**

- SINGLE FAMILY HOUSES ON SEPARATE LOTS
- MIXTURE OF HOUSES, DUPLEXES, AND SOME APARTMENTS
- MOSTLY APARTMENTS
- N NEIGHBORHOOD BUSINESS CENTER
- C COMMUNITY BUSINESS CENTER
- R REGIONAL BUSINESS CENTER
- OTHER BUSINESS
- INDUSTRIAL
- MAJOR PUBLIC OR SEMI PUBLIC FACILITIES
- NEIGHBORHOOD PARK
- COMMUNITY PARK
- ELEMENTARY SCHOOL
- JUNIOR HIGH SCHOOL
- SENIOR HIGH SCHOOL
- SPECIAL SCHOOL
- SECONDARY HIGHWAY OR EQUIVALENT
- MAJOR HIGHWAY
- FREEWAY
- CONNECTION WITH OTHER FREEWAY
- CONNECTION WITH SURFACE STREET

A PRELIMINARY GENERAL PLAN FOR EAST LOS ANGELES

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Final Plans
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Currently under separate consideration and not included in the General Plan

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